

WARRANTY DEED

018857

R & R ENTERPRISES, a Maine Partnership consisting of Ronald Ouellette and Richard J. Ouellette, located in Waterville, County of Kennebec, State of Maine, for consideration paid, grants to THE WOODLANDS, INC., a Maine corporation, duly organized and existing with a place of business in Hallowell, County of Kennebec, State of Maine, with warranty covenants, [REDACTED] a certain lot or parcel of land situated on the westerly side of the West River Road, so-called, in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at a 5/8 iron rebar at a southeasterly corner of the land of the City of Waterville, said rebar is also on the northerly line of the land formerly owned by Crestwood Park Associates and now owned by Winsome Corporation, see Kennebec County Registry of Deeds, Book 4437, Page 39; thence by the following courses and distances:

1. N 29° 15' 30" E along an easterly line of the land owned by the City of Waterville a distance of 400.00 feet to a 5/8 iron rebar at a corner; thence
2. S 60° 44' 30" E along a southerly line of the land owned by said City a distance of 955.20 feet to a 5/8 iron rebar on the westerly right of way line of said road; thence
3. In a general southwesterly direction along the westerly right of way line of said road, following a curve to the left with a radius of 2,324.75 feet and with a central angle of 01° 22' 03", an arc distance of 55.48 feet to a point on said right of way line; thence
4. N 60° 44' 30" W along the northerly line of land retained by the grantor herein a distance of 571.15 feet to a point; thence
5. S 29° 15' 30" W along the westerly line of land retained by the grantor herein a distance of 350.00 feet to a point on the northerly line of the land owned by Winsome Corporation, heretofore referenced; thence
6. N 60° 44' 30" W along the northerly line of the land owned by said corporation a distance of 360.00 feet to the rebar at the point of beginning.

The above-described premises are conveyed subject to the conditions and restrictions imposed by a certain Agreement dated April 7, 1987, between the City of Waterville, Ronald Ouellette and Richard J. Ouellette and by Ordinance No. 2-1987 of the City Council of the City of Waterville. See Kennebec County Registry of Deeds, Book 3131, Page 82 and Book 3161, Page 267.

The above-described lot contains 173,150 square feet, more or

TRANSFER
TAX
DUE

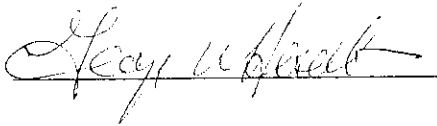
Split
P/b 26-10

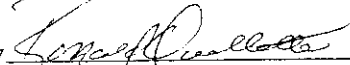
less, or 3.975 acres, more or less. The bearings and distances called in this description are derived from a plan entitled, "Site Layout," Property Owners Ronald and Richard Ouellette, by Daniel O. Bridgham, R.L.S. #1027, dated January 26, 1987.

Being a portion of the premises described in the warranty deed of Ronald Ouellette and Richard J. Ouellette to R & R Enterprises dated May 15, 1987, recorded in Kennebec County Registry of Deeds, Book 3156, Page 16.

IN WITNESS WHEREOF, R & R Enterprises has caused this instrument to be signed and sealed in its partnership name by Ronald Ouellette and Richard J. Ouellette, its general partners, thereunto duly authorized, this 17th day of August, 1995.

R & R Enterprises




By 
Ronald Ouellette
General Partner

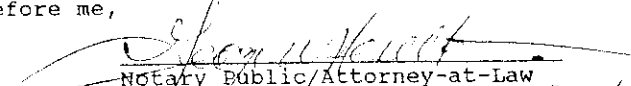
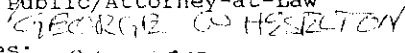

Richard J. Ouellette

STATE OF MAINE
COUNTY OF KENNEBEC

August 17, 1995

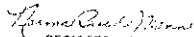
Personally appeared the above-named Ronald Ouellette , General Partners of R & R Enterprises and acknowledged the foregoing to be their free act and deed in their said capacities and the free act and deed of said Partnership,

Before me,


Notary Public/Attorney-at-Law
Printed Name: 
Commission Expires: 2/22/97

16-081495

RECEIVED KENNEBEC CO.
95 AUG 22 AM 9:00

ATTEST: 
REGISTER OF DEEDS